

City Hall  
80 Broad Street  
November 12, 2014  
5:00 p.m.

## **CITY COUNCIL**

### **A. Roll Call**

### **B. Invocation – Councilmember Waring**

### **C. Pledge of Allegiance**

### **D. Presentations and Recognitions**

1. Presentation by Charleston Regional Development Alliance

### **E. Public Hearings**

### **F. Act on Public Hearing Matters**

### **G. Approval of City Council Minutes:**

1. October 28, 2014

### **H. Citizens Participation Period**

### **I. Petitions and Communications:**

### **J. Council Committee Reports:**

#### **1. Committee on Ways and Means:**

(Bids and Purchases

(Fire Department: Approval to accept a SLED 2014 State Homeland Security Program Grant in the amount of \$62,838.07 for the Low Country Regional Collapse Search & Rescue Team – Charleston. Funds will be used to purchase personal protective equipment. No City match is required.

(Parks: Approval to submit the Palmetto Pride – Keep South Carolina Beautiful Grant Application in the amount of \$8,000 for the Clean City Clara & Clean Cities Sweep Programs. No City match is required. Due to time constraints, this grant was submitted on October 27, 2014.

(Parks-Capital Projects: Approval to submit an application to FEMA via the SC Emergency Management Division for the "Hazard Mitigation Grant Program," a competitive grant program. This project seeks funding for the full restoration of Fire Station No. 6 (Cannon Street) to mitigate future hazards. This would include full seismic retrofit, new interior structure, wind and impact rated doors and roof, flood hazard mitigation, new M/E/P and life safety systems, and permanent full back-up power. This reimbursable grant program requires a 25% match of Federal funding. This is an application for a grant. If the grant is accepted, the

fiscal impact would be \$1,126,058 (25%) of the total budget of \$4,504,232. \$3,378,174 (75%) would come from FEMA via the SC Emergency Management Division for the "Hazard Mitigation Grant Program."

(Parks-Capital Projects: Approval to submit an application to FEMA via the SC Emergency Management Division for the "Hazard Mitigation Grant Program," a competitive grant program. This project seeks funding for the purchase and installation of permanent back-up diesel generators and related equipment for four existing fire stations. These systems would enable automatic full power for up to two weeks in the event utility-provided power is no available. This reimbursable grant program requires a 25% match of Federal funding. This is an application for a grant. If the grant is accepted, the fiscal impact would be \$99,563 (25%) of the total budget of \$398,250. \$298,688 (75%) would come from FEMA via the SC Emergency Management Division for the "Hazard Mitigation Grant Program."

(Police Department: Approval of a Memorandum of Understanding between the Federal Bureau of Investigation and the Charleston Police Department, which will allow the identification and arrest of various groups involved in crimes of violence.

(Police Department: Approval of a Memorandum of Understanding between Charleston Dorchester Mental Health Center and the Charleston Police Department so as to allow Charleston Dorchester Mental Health to provide a mental health counselor to the Charleston Police Department for victims of domestic violence.

(Public Service: Approval of Market Street Drainage Improvement Project – Division III Amendment #9 for an extension of the Engineering Services contract with Davis & Floyd. Payment to Davis & Floyd pursuant to this Amendment #9 will not exceed \$246,598. This extension includes the coordination, surveying, and design of the remaining surface collection and conveyance system in the Market area and streetscaping of North and South Market Streets from Concord Street to Meeting Street. The funding source is the Drainage Fund.

(Mayor and City Council approval is requested to execute the Promissory Note, Mortgage and Covenants with Hampstead Partners for a loan in the amount of \$500,000 to substantially rehabilitate 228 apartments in the St. Andrews Garden Apartments for low and moderate income persons earning sixty (60%) percent and below the Area Median Income (AMI). The funding is awarded in the form of a repayable loan over twenty (20) years at four (4%) percent interest. The loan would be repaid from the "lesser" 25% percent of net cash flow. The City of Charleston would have a third lien position on the property. There are currently 428 apartments; 100 are supported by Section 8 vouchers in the Ashley Arms Apartments; 228 will provide housing for persons earning 60% and below AMI and 100 apartments will target persons earning eighty (80%) and below the AMI. City of Charleston funding will support the 228 apartments targeted to persons earning 60% and below. Please see the attached documents.

(Approve Amended and Restated Lease Agreement between the City of Charleston and Children's Museum of the Lowcountry (Camden Tower West Shed on John Street; TMS# 460-16-02-010) [Ordinance]

(Request authority for Mayor to execute the attached Amendment to the Management Agreement between the Old Exchange Building Commission and the City, extending the term of the Agreement from November 23, 2014 to November

- 23, 2015. (Old Exchange Building)  
(Consider the following annexations:
- i.) 1559 S. Pinebark Lane (TMS# 353-15-00-005) 0.932 acre, West Ashley (District 7)
  - ii.) 1641 Fern Hill Drive (TMS# 313-00-00-049) 17.057 acres, Johns Island (District 5)

*Give first reading to the following bills coming from Ways and Means:*

An ordinance authorizing the Mayor to execute the necessary documents to enter into that certain Amended and Restated Lease Agreement between the City of Charleston and Childrens Museum of the Lowcountry ("CML") for CML's lease of the Camden Tower West Shed on John Street located in the City and County of Charleston, State of South Carolina, said Amended and Restated Lease Agreement being marked as Exhibit A, attached hereto, and incorporated by reference herein.

An ordinance to provide for the annexation of property known as 1559 S. Pinebark Lane (0.932 acre) (TMS# 353-15-00-005), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 7.

An ordinance to provide for the annexation of property known as 1641 Fern Hill Drive (17.057 acres) (TMS# 313-00-00-049), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5.

**K. Bills up for Second Reading:**

1. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 3140 Maybank Highway (Johns Island) (1.967 acres) (TMS #313-00-00-024) (Council District 5), be rezoned from Commercial Transitional (CT) classification to Limited Business (LB) classification.*
2. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1784-1795 Bevis Road (West Ashley) (0.50 acre) (TMS #353-02-00-066, 069 and 170-179) (Council District 10), be rezoned from Limited Business (LB) classification to Diverse Residential (DR-2F) classification.*
3. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that River Road (the Gardens at Riverview Farms - Johns Island) (25.37 acres) (TMS #312-00-00-062 and 312-00-00-169) (Council District 5), be rezoned from Single-Family Residential and Rural Residential (SR-1 and RR-1) classification to Planned Unit Development (PUD) classification.*
4. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1714 Savage Road (West Ashley) (0.10*

acre) (TMS #351-07-00-093) (Council District 7), annexed into the City of Charleston September 9, 2014 (#2014-121), be zoned Diverse Residential (DR-2F) classification.

5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1 Tovey Road (West Ashley) (0.15 acre) (TMS #418-10-00-010) (Council District 9), annexed into the City of Charleston September 9, 2014 (#2014-122), be zoned Single-Family Residential (SR-2) classification.
6. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending the Freemans Point Planned Unit Development Master Plan and Development Guidelines.
7. An ordinance to provide for the annexation of property known as property on SC Highway 41 aka 546 Riverbend Trail (70.37 acres) (TMS# 263-00-04-001), Cainhoy, Berkeley County, to the City of Charleston shown within the area annexed upon a map attached hereto and make it part of District 1. (DEFERRED)
8. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 546 Riverbend Trail at SC Highway 41 (Cainhoy) (70.37 acres) (TMS #263-00-04-001) (Council District 1), be zoned Planned Unit Development (PUD) classification. (DEFERRED FOR PUBLIC HEARING)
9. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1901 Savannah Hwy and 1838 and 1844 Pebble Rd (West Ashley) (1.91 acres) (TMS #350-05-00-072, 089 and 090) (Council District 11), be zoned General Business (GB) classification. (DEFERRED)
10. An ordinance to provide for the annexation of property known as Clements Ferry Road and Heidie Lane (30.23 acres) (TMS # 267-00-00-004, 267-00-00-010, 267-00-00-050, 267-00-00-051, 267-00-00-052, 267-00-00-053, 267-00-00-054, 267-00-00-055, 267-00-00-056, 267-00-00-057, 267-00-00-069, and 267-00-00-071), Cainhoy, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 1. (DEFERRED)
11. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 711 Savage Road (West Ashley) (3.17 acres) (TMS #310-03-00-061) (Council District 7), be zoned Single-Family Residential (SR-4) classification. (DEFERRED FOR PUBLIC HEARING)
12. An ordinance to provide for the annexation of properties on Pinfield Drive (19.36 acres) (TMS# 271-00-01-041; 271-00-01-046, 271-00-01-048 (a portion), 271-00-01-052, 271-00-01-053, 271-00-01-054, 271-00-01-055, 271-00-01-068, 271-00-01-069, 271-00-01-070, 271-00-01-071, 271-00-01-072 and 271-00-01-109), Cainhoy, Berkeley County, to the City of Charleston and includes all marshes, public

*waterways, and public rights-of-way, shown within the area annexed upon a map attached hereto and make it part of District 1. (DEFERRED)*

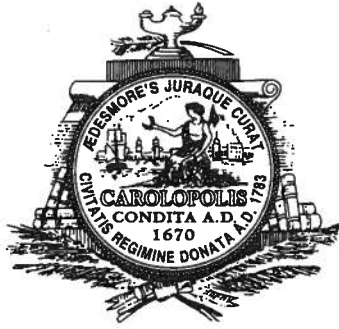
13. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that properties on Pinefield Drive (Cainhoy) (19.36 acres) (TMS #271-00-01-041, 046, a portion of 048, 052, 053, 054, 055, 068, 069, 070, 071, 072 and 109) (Council District 1), be zoned Single-Family Residential (SR-6) classification. (DEFERRED)*
14. *An ordinance to provide for the annexation of property known as 1901 Savannah Highway, 1838 & 1844 Pebble Road (1.91 acres) (TMS# 350-05-00-072; 350-05-00-089 and 350-05-00-090), West Ashley, Charleston County, to the City of Charleston and includes all marshes, public waterways, and public rights-of-way, shown within the area annexed upon a map attached hereto and make it part of District 11. (DEFERRED)*

#### **L. Bills up for First Reading**

1. *An ordinance to provide for the annexation of property known as Main Road (20.62 acres) (TMS # 280-00-00-077; 280-00-00-296 and 280-00-00-297), Johns Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5.*
2. *An ordinance to amend the City of Charleston Century V 2010 Comprehensive Plan Update, adopted by Charleston City Council on February 22, 2011, to provide for the movement of the Urban Growth Boundary as shown on the map attached hereto and incorporated by reference herein.*
3. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Main Road (Johns Island) (20.62 acres) (TMS #280-00-00-077, 280-00-00-296 and 280-00-00-297) (Council District 5), be zoned Single-Family Residential (SR-1) classification.*
4. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by adding to Sec. 54-223 (a) thereof (Amusement and Recreation Services, AR Overlay Zone) a provision prohibiting sightseeing services by air and by amending Sec. 54-202 (d) and the Zoning Map so as to extend the AR Overlay Zone over the entire peninsula of the City.*
5. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 51 Nassau Street & Meeting Street (East Side - Peninsula) (0.90 acre) (a portion of TMS# 459-09-01-012) (Council District 4), be rezoned from General Business and Diverse Residential (GB and DR-2F) classification to Mixed Used Workforce Housing (MU-2/WH) classification. (DEFERRED)*

**M. Miscellaneous Business:**

1. The next regular meeting of City Council will be November 25, 2014 at 5:00 p.m. at City Hall, 80 Broad Street.



41  
Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS MAIN ROAD (20.62 ACRES) (TMS# 280-00-00-077; 280-00-00-296 AND 280-00-00-297), JOHNS ISLAND, CHARLESTON COUNTY, TO THE CITY OF CHARLESTON, SHOWN WITHIN THE AREA ANNEXED UPON A MAP ATTACHED HERETO AND MAKE IT PART OF DISTRICT 5.

BE IT ORDAINED BY THE MAYOR AND THE MEMBERS OF CITY COUNCIL, IN CITY COUNCIL ASSEMBLED:

Section 1. As an incident to the adoption of this Ordinance, City Council of Charleston finds the following facts to exist:

A) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town upon a Petition by all persons owning real estate in the area requesting annexation.

B) The City Council of Charleston has received a Petition requesting that a tract of land in Charleston County hereinafter described be annexed to and made a part of the City of Charleston, which Petition is signed by all persons owning real estate in the area requesting annexation.

C) The area comprising the said property is contiguous to the City of Charleston.

Section 2. Pursuant to Section 5-3-150, Code of Laws of South Carolina (1976) as amended, the following described property be and hereby is annexed to and made part of the City of Charleston and is annexed to and made part of present District 5 of the City of Charleston, to wit:

SAID PROPERTY to be annexed, Main Road, (20.62 acres) is identified by the Charleston County Assessors Office as TMS# 280-00-00-077, 280-00-00-296 AND 280-00-00-297 (see attached map), shown within the area annexed upon a map attached hereto and made a part hereof.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2014, in the 239<sup>th</sup> Year of the Independence of the United States of America.

By:

\_\_\_\_\_  
Joseph P. Riley, Jr.  
Mayor

Attest:

\_\_\_\_\_  
Vanessa Turner Maybank  
Clerk of Council

# Annexation Profile

**Parcel Address:** Main Road

**Presented to Council:** 10/14/2014

**Status:** Received Signed Petition

**Owner Names:** Allan A. Rashford

**Year Built:**

**Parcel ID:** 2800000077

**Number of Units:**

2800000296 and 2800000297

**Number of Persons:** 0

**Race:** Vacant

**Acreage:** 20.62

**Mailing Address:** 2049 Savannah Highway

**Current Land Use:** Vacant

Charleston, SC 29407

**Current Zoning:** RR-3

**Requested Zoning:** SR-1

**City Area:** Johns Island

**Recommended Zoning:** TBD

**Subdivision:**

**Appraised Value:** \$111,191.00

**Council District:** 5

**Assessed Value:** \$6,650.00

**Within UGB:** Yes

**Stormwater Fees:** To Be Calculated

<b>Police</b>	Located outside existing service area
<b>Fire</b>	Located in existing service area - Station 17
<b>Public Service</b>	
<b>Sanitation</b>	Located outside existing service area. Property is undeveloped.
<b>Storm Water</b>	Contiguous to existing service area.
<b>Streets and Sidewalks</b>	No additional City-maintained right-of-way
<b>Traffic and Transportation</b>	
<b>Signalization</b>	None
<b>Signage</b>	None
<b>Pavement Markings</b>	None
<b>Charleston Water Systems</b>	St. Johns Water Service Area, Outside CWS Sewer Service Area
<b>Planning</b>	
<b>Urban Growth Line</b>	Property is an undeveloped site outside the line.
<b>City Plan (Century Five)</b>	Development and zoning are consistent with the City Plan.
<b>Parks</b>	Already being served.

**Notes/Comments:**

**City Plan Recommendation:**

The proposed development and zoning are not consistent with the City Plan. Recommend disapproval.



# City of Charleston Annexation Map

Parcel Address:

Properties on Main Rd

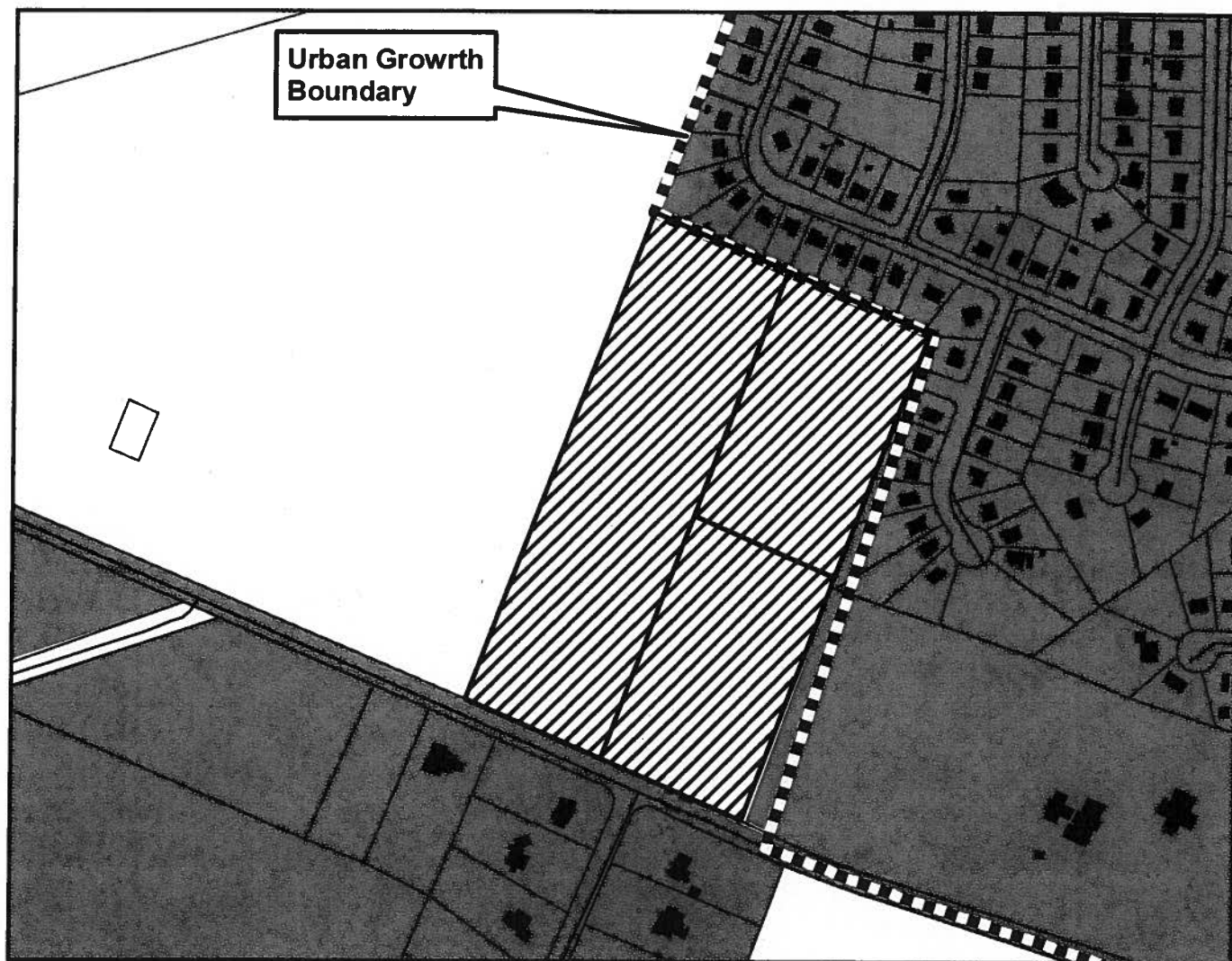
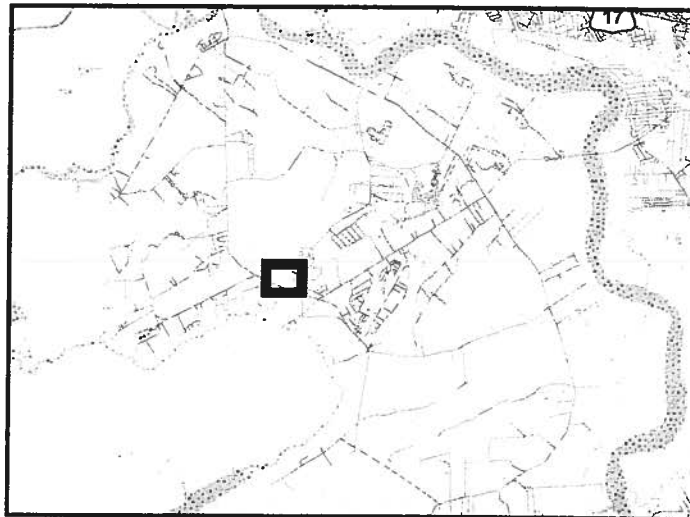
TMS #:

2800000077, 2800000296 &  
2800000297

Acreage: 20.62

City Council District: 5

Johns Island



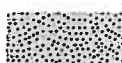
Urban Growth  
Boundary



Area to be  
Annexed



Corporate Limits  
City of Charleston



Water



STATE OF SOUTH CAROLINA )  
COUNTY OF CHARLESTON )

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

WHEREAS, SECTION 5-3-150 (3) Code of laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:

SAID PROPERTY, located on Johns Island (approximately 20.62 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 280-00-00-077, 280-00-00-296, 280-00-00-297  
(Address: Property located on Main Rd ).

NOW, THEREFORE, the undersigned petition the City Council of Charleston to annex the above described area into the municipal limits of the City of Charleston.

Dated this 3<sup>rd</sup> day of  
October, 2014

FREEHOLDERS (OWNERS) SIGNED

DATE OF SIGNATURE

ALLAN A RASITORY  
(Signature)

10-3-2014.  
(Date)

ALLAN A RASITORY  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Print Name)

L2



Ratification  
Number \_\_\_\_\_

# AN ORDINANCE

TO AMEND THE CITY OF CHARLESTON CENTURY V 2010 COMPREHENSIVE PLAN UPDATE, ADOPTED BY CHARLESTON CITY COUNCIL ON FEBRUARY 22, 2011, TO PROVIDE FOR THE MOVEMENT OF THE URBAN GROWTH BOUNDARY AS SHOWN ON THE MAP ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the City of Charleston Century V 2010 Comprehensive Plan Update be amended by moving a portion of the Urban Growth Boundary located near Main Road and Brownswood Road so as to include additional area in the urban area of the City.

Section 2. That the City of Charleston Century V 2010 Comprehensive Plan Update be amended by removing the future land use map titled "Land Use Johns Island" in the Land Use chapter, page 74, and inserting in its place the attached, amended map titled "Land Use Johns Island."

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_  
in the Year of Our Lord  
2014, in the 239<sup>th</sup> Year of Independence of the  
United States of America.

By:

\_\_\_\_\_  
Joseph P. Riley, Jr.  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Vanessa Turner-Maybank  
Clerk of Council



# MOVEMENT OF THE URBAN GROWTH BOUNDARY APPLICATION

CITY OF CHARLESTON  
Department of Planning, Preservation & Sustainability  
Zoning Division  
75 Calhoun Street, Third Floor  
Charleston, SC 29401

PHONE: 843.724.3781  
FAX: 843.724.3772

Complete the information below and see page 2 for submittal requirements. Print application in color.

Planning Commission Meeting Date Requested: \_\_\_\_\_

## PROPERTY DESCRIPTION

Project Name:	DAVE GRAVE		
Property Address:	163, 165, 167 MAN ROAD, Johns Island, SC 29455		
TMS#:	280.00.00. 011, 296, 297		
County:	CHARLESTON	Geographic Location (i.e. Johns Island):	Johns Island
Acreage:	Total: 20.62	Highland: 20.62	Critical Area: FW Wetlands

Property Owner(s):			
Address (street/city/state/zip)	2761 BOHICKER ROAD JOHNS ISLAND S.C 29455		
Phone:	843.696.0519	<input type="checkbox"/> business <input type="checkbox"/> home <input checked="" type="checkbox"/> cell	
E-Mail:			

Include additional ownership information on a separate sheet of paper. If there are multiple owners and multiple parcels please identify parcel ownership.

Applicant's Name:	CHARLES M. PATTERSON
Firm's Name:	PATTERSON ENGINEERING COMPANY
Address (street/city/state/zip)	104 AIRPORT ROAD, SUITE 103 ATLANTA, GA 30341
Phone:	770.421.7676
E-Mail:	cp@pattersoncompany.net

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. I authorize the subject property to be posted and inspected and this application to be heard by the Planning Commission of the City of Charleston on the meeting date requested.

Owner Alan A. Rushford Date 9-16-2019  
(original signature of the property owner(s) is required)



## MOVEMENT OF THE URBAN GROWTH BOUNDARY APPLICATION

### REQUIRED SUBMITTAL INFORMATION

- ☐ Map indicating the subject property(ies), tax map number(s), address(es) and acreage(s)
- ☐ MAP indicating location of EXISTING Urban Growth Boundary (relative to subject property) and desired location of new line. The location for the change must be contiguous to existing urban development or with property for which all approvals for urban development have been granted.
- ☐ Copy of study demonstrating that one or more of the following apply:
  - a. there is an inadequate supply of land in the urban area for housing needs or employment opportunity over the next 15 years; or
  - b. the proposed uses provide a substantial benefit to the public beyond the addition of housing or employment opportunity; or
- ☐ Information indicating that the change would not have a significant adverse impact on adjacent agricultural, historic, or cultural resources.
- ☐ A narrative that describes how this proposed change:
  - Extols the benefits of nature in proximity to human settlement
  - Promotes health needs and recreational uses, as well as the needs of watersheds and woodlands
  - Fits into an understanding of the regional context
  - Minimizes the presence of suburban sprawl within the urban boundary
  - Creates a better "geographic" boundary derived from topography, watersheds, coastlines, farm and regional parks, and/or river basins
  - Helps create new development with an "identifiable center and edge"
  - Helps create a better relationship of development to its agrarian hinterland and natural landscapes
  - Makes for a development pattern that does not blur or eradicate the edges of the urbanized area
  - Helps promote infill development within existing urban areas

### MOVEMENT OF THE URBAN GROWTH BOUNDARY PROCESS

The approval process usually takes three to four months to complete

1. **PRE-APPLICATION REVIEW** - Meet with City staff to receive comments on the proposed growth boundary move
2. **PLANNING COMMISSION** - Submit completed application, fee and other materials noted above to the Zoning Division by 12:00 pm on the deadline date to be placed on the Planning Commission agenda. Incomplete submittals will be NOT be placed on the Planning Commission agenda. The Planning Commission will hold a public hearing and make a recommendation to City Council for approval, approval with conditions, disapproval or deferral.
3. **CITY COUNCIL** - After the Planning Commission makes its recommendation, the application will be forwarded to City Council where another public hearing will be held approximately one month later. City Council will then give the application first reading and make a decision to approve or disapprove the requested growth boundary move. Approvals require a subsequent second and third reading typically at the next scheduled Council meeting, before the growth boundary move is ratified.

### FOR OFFICE USE ONLY.

#### Application Received

Date 9/18/14 Time 10:00am Fee \_\_\_\_\_ Receipt \_\_\_\_\_ Staff PAO

#### Planning Commission recommendation:

The Planning Commission heard this application and its recommendation to City Council is as follows:

☐ Approval ☐ Approval with Conditions ☐ Disapproval ☐ Deferral

Comments: \_\_\_\_\_

Date \_\_\_\_\_

Planning Commission Chair or Zoning Official \_\_\_\_\_

# APPLICATION: JOIN CITY OF CHARLESTON

For more information, visit [www.charleston-sc.gov/join](http://www.charleston-sc.gov/join)  
Or contact Christopher Morgan at 843.724.3789 | [annex@charleston-sc.gov](mailto:annex@charleston-sc.gov)  
See "Join Charleston" on Facebook, Twitter and YouTube

1. OWNER INFORMATION: Please complete the following application to request that your property be incorporated into the municipal limits of the City of Charleston. Phone numbers will not be published. All owners of the property sign page two and submit it to the Annexation Coordinator. \*Required

Property Owner(s): ALLAN A RASHFORD

Mailing Address: 2049 SAVANNAH Telephone: \_\_\_\_\_

City: CHARLESTON Date: SL Zip: 294 Email: annashford@comcast.net

2. PROPERTY INFORMATION: Cities must provide the Justice Department with the population demographics and the land use of each property added to the city. Write "None" if the property is vacant. Population data is used to create voting districts and does not impact the decision to approve your annexation.

Property Address: Main Rd Tax Map Number: 280-00-00-077, 296

Number of Current Residents: 0 Race of Current Residents: NA + 297

Current Land use: vacant Future Land use: residential  
(i.e. home, bank, carwash, etc) (i.e. home, bank, carwash, etc)

3. SUBMIT APPLICATION: Please submit signed application to Christopher Morgan at:

MAIL: City of Charleston 75 Calhoun Street, 3rd Flr, Charleston, SC 29401

PICKUP: Call Christopher Morgan at (843) 724-3789 for pick-up

EMAIL: [annex@charleston-sc.gov](mailto:annex@charleston-sc.gov)

FAX: (843) 724-3772



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF CHARLESTON

WHEREAS, SECTION 5-3-150 (3) Code of laws of South Carolina provides for the annexation of an area or property which is contiguous to a City by filing with the municipal governing body a petition signed by all persons owning real estate in the area requesting annexation, and

WHEREAS, the undersigned are all persons owning real estate in the area requesting annexation, and

WHEREAS, the area requesting annexation is described as follows, to wit:

SAID PROPERTY, located on Johns Island (approximately 20.62 acres) to be annexed is identified by the Charleston County Assessors Office as Property Identification Number: TMS# 280-00-00-077, 280-00-00-296, 280-00-00-297  
(Address: Property located on Main Rd ).

NOW, THEREFORE, the undersigned petition the City Council of Charleston to annex the above described area into the municipal limits of the City of Charleston.

Dated this 3<sup>rd</sup> day of  
October, 2014

FREEHOLDERS (OWNERS) SIGNED

Allan A Rashford  
(Signature)

ALLAN A RASHFORD  
(Print Name)

DATE OF SIGNATURE

10-3-2014.  
(Date)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Date)



## Project Narrative

Land Parcels TMS # 280-00-00-077, 296 & 297

Main Road (S-10-20) Charleston County / John's Island

The project area contains approximately 20.6 acres and is located on the East side on Main Road ½ mile north of Maybank Highway. The proposed development will contain 50 residential lots, reserved green space, and a 3 acre tract for future development as a Church/ Sanctuary. The project requires annexation into the City of Charleston and subsequent rezoning to the city's SR-1 category. The proposed lots will be a minimum of 10,000 sf each with a typical frontage of 70'. Through use of Rain Gardens, reduction of curb and gutter where feasible, and reduction of underground storm piping -Design parameters will include strategies of Light Imprint Urbanism.

Extols the benefits of nature in proximity to human settlement.

"Humans suffer a variety of negative social effects when living in barren landscapes. Frances Kuo and her colleagues have shown that these effects include decreased civility, less supervision of children outdoors, more illegal activity, more aggression, more property crime, more loitering, more graffiti and more litter."

"In another 2001 study, Kuo looked at two years of crime statistics in relation to specific addresses in the Ida B. Wells public housing facility in Chicago. After controlling for other factors, the researchers found that crime rates were highest for residences with little or no proximity to nature. Identical units with views of grass and trees were associated with significantly less crime."

"Elderly adults tend to live longer if their homes are near a park or other green space, regardless of their social or economic status. College students do better on cognitive tests when their dorm windows view natural settings. Children with ADHD have fewer symptoms after outdoor activities in lush environments. Residents of public housing complexes report better family interactions when they live near trees." 1. Frances Kuo, a professor of natural resources and environmental science and psychology at the University of Illinois. American Association for the Advancement of Science in Chicago on Feb. 13

Promotes health needs and recreational uses, as well as the needs of the watersheds and woodlands.

The property is located just to the Northeast of the flood plain of a tributary of Church Creek. All of the land contained within the parcels is high ground. The proposed development does not require the fill of any low areas for construction. Because the property is at higher elevations, storm water management facilities and water quality facilities can be introduced to the property. Buffer zones between new residential units and existing subdivisions will provide additional protection to surrounding developed areas.

Minimizes the presence of suburban sprawl within the boundary.

Movement of the urban growth boundary and subsequent zoning to a density of approximately 3 units per acre is a natural extension of existing surrounding development. Along Main Street, within a ¼ mile to the south is one of John's Island's retail nodes. To the north is St John's High School – less than 1500 feet to the campus. Main Road is a vehicular corridors leading to the John Limehouse Bridge off the island of the island and to U.S. Highway 17. Adjacent and to the south is the Island Estate subdivision. Island Estate is a subdivision consisting of 50 ft wide lots. Parallel to Maybank Highway and generally south of State Rd 10 and extending from Main Road to River Road is the majority of new residential development



on John's Island. These parcels are contained within that corridor. Sanitary Sewer is available, directly across Main Road from the parcels.

Movement of the urban growth boundary line is proposed as an approximate 720 ft shift to the Northwest. As a result the line will extend off the NW corner of the Island Estates Subdivision to Main Road and the Clark Hills Subdivision to the West. 50 +/- acres to the Northwest is owned by the Episcopal Church and carries an Agricultural Land Use.

Helps create new development with an "identifiable center and edge"

The Urban Growth Boundary generally parallels Maybank Highway on both the north and south sides from River Road to Main Road. Movement of the Urban Growth Boundary will straighten the line from Island Estates Subdivision and Main Road.

Helps create a better relationship of development to its agrarian hinterland and natural landscapes.

The County of Charleston recognizes this parcel as suburban (RR-3) in its comprehensive land use plan. The County Plan recognizes the next parcel to the north is designated for Agricultural uses. Movement of the Urban Growth Boundary Line will have the two lines running concurrently, with the same designations on each side of the line.

Makes for a development pattern that does not blur or eradicate the edge of the urbanized area.

Currently the line follows the Island Estates Subdivision southwestward before turning southward and inward around the subject parcel, then proceeding northwestward back around the Clark Hills subdivision. Movement of the line will bring more clarity to the boundary and a hard edge to the limits at Main Road. The City of Charleston Comprehensive Land Use Plan identifies the three planned urban nodes/gathering places to become centers for commerce and mixed use development and shows the walking radii from the center of those locations. This parcel is located within ½ mile of the retail node at Main Road and Maybank Highway. This map identifies the three planned urban nodes/gathering places to become centers for commerce and mixed use development and shows the walking radii from the center of those nodes. This information identifies where connectivity should be enhanced in order to link neighborhoods to urban nodes.

Helps promote infill development within existing urban areas.

Resultant development will in fact be an infill subdivision between the Island Estates Subdivision and the Clark Hills Subdivision.

Information indicating that the change would not have a significant adverse impact on adjacent agricultural, historic or cultural resources.

With respect to agricultural uses. As a 20 acre parcel it is unlikely that this parcel will be used for any commercial agricultural purposes. Further. The adjacent parcel located to the north is owned by the Episcopal Church. There is not a historic resource located immediately adjacent to this parcel. Angel Oak Park is ¼ of a mile to the southwest.



TMS 280-00-00-077, 296 & 297

**TMS #280-00-00-078**  
**ST. JOHNS EPISCOPAL CHURCH**

**TMS #280-00-00-077**  
**20.62 AC. TOTAL**

**LOT 1**  
**10.05 AC.**

**LOT 3**  
**5.32 AC.**

**LOT 2**  
**5.25 AC.**

20' STRIP LABELED AS "TRACT K" ON THE REFERENCE PLAT BY HENRY B. FISHBURNE WAS CONVEYED TO CURRENT OWNER BY A DEED RECORDED IN DEED BOOK 0400 PG. 317

EXISTING SCE&G UTILITY EASEMENT  
 SEE REFERENCE NUMBER 8

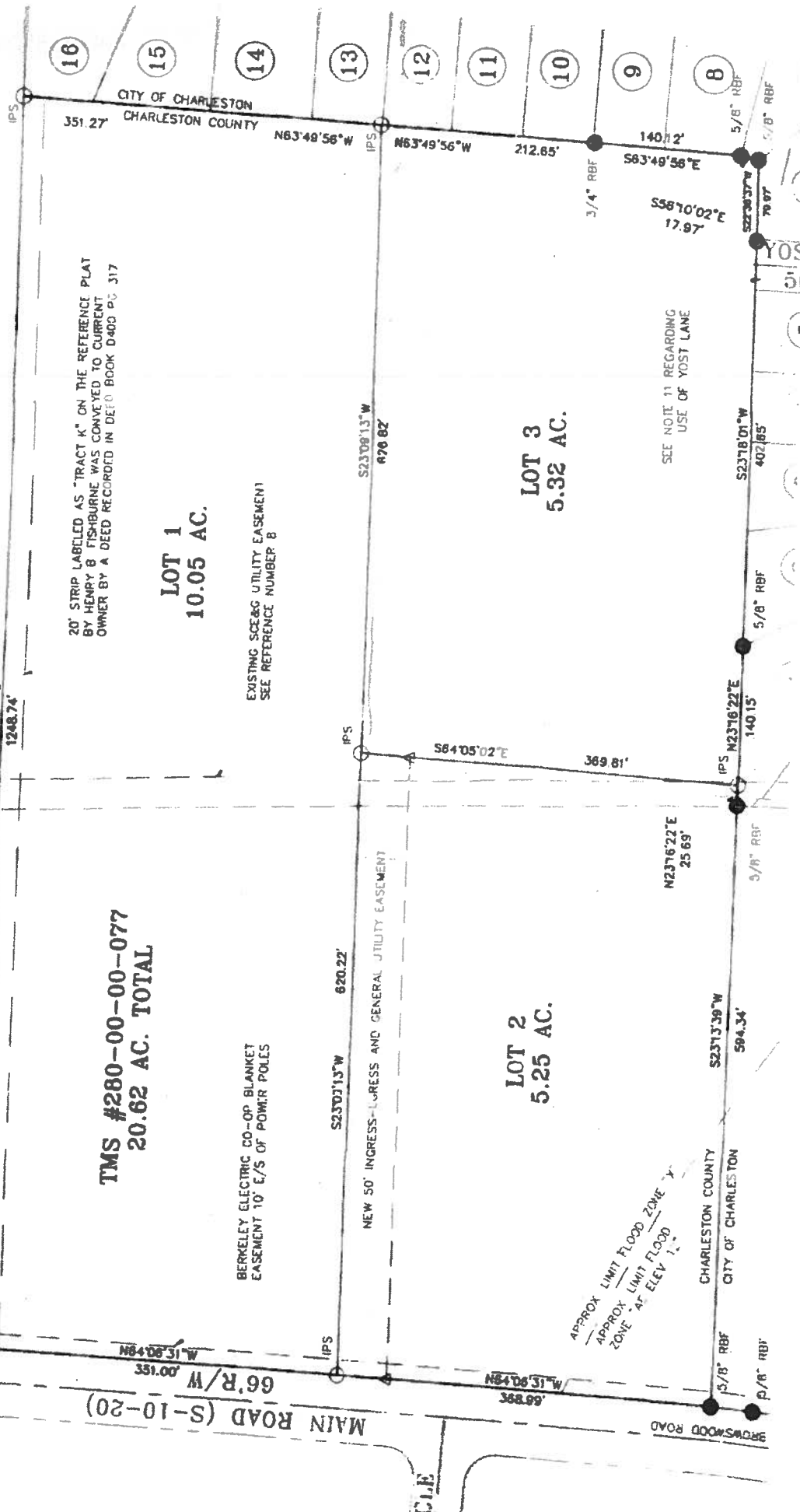
BERKELEY ELECTRIC CO.-OP BLANKET  
 EASEMENT 10' E/S OF POWER POLES

NEW 50' INGRESS-EGRESS AND GENERAL UTILITY EASEMENT

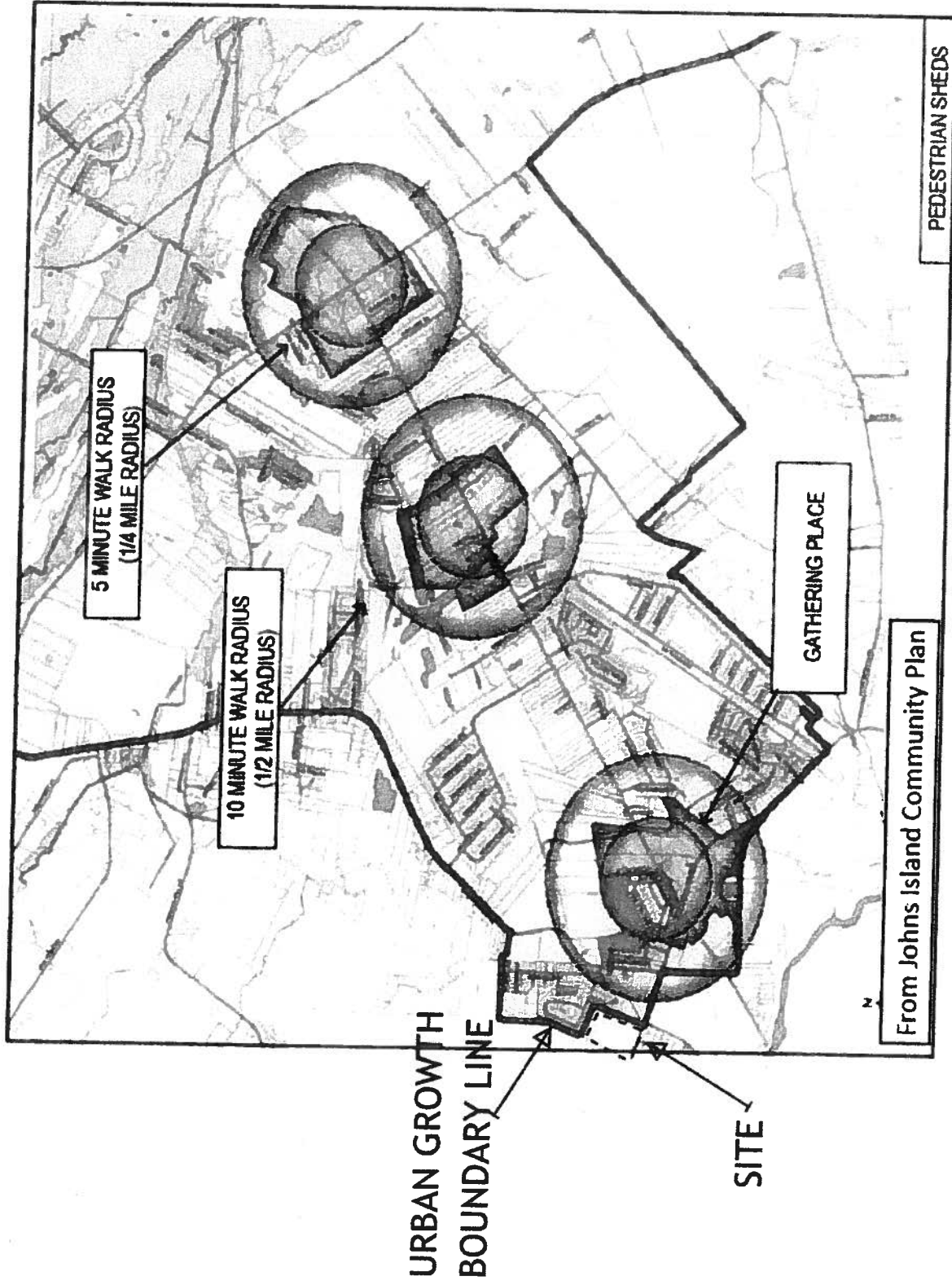
SEE NOTE 11 REGARDING  
 USE OF YOST LANE

APPROX. LIMIT FLOOD ZONE  
 APPROX. LIMIT FLOOD  
 ZONE AT ELEV. 11.2'

BY THE APPROVAL IN NO WAY UNDULATED THE COUNTRY OF CHARLESTON TO MAINTAIN  
 THE 20' INGRESS-EGRESS EASEMENT UNTIL IT HAS BEEN CONSTRUCTED TO COUNTY  
 STANDARDS AND ACCEPTED FOR MAINTENANCE BY CHARLESTON COUNTY COUNCIL

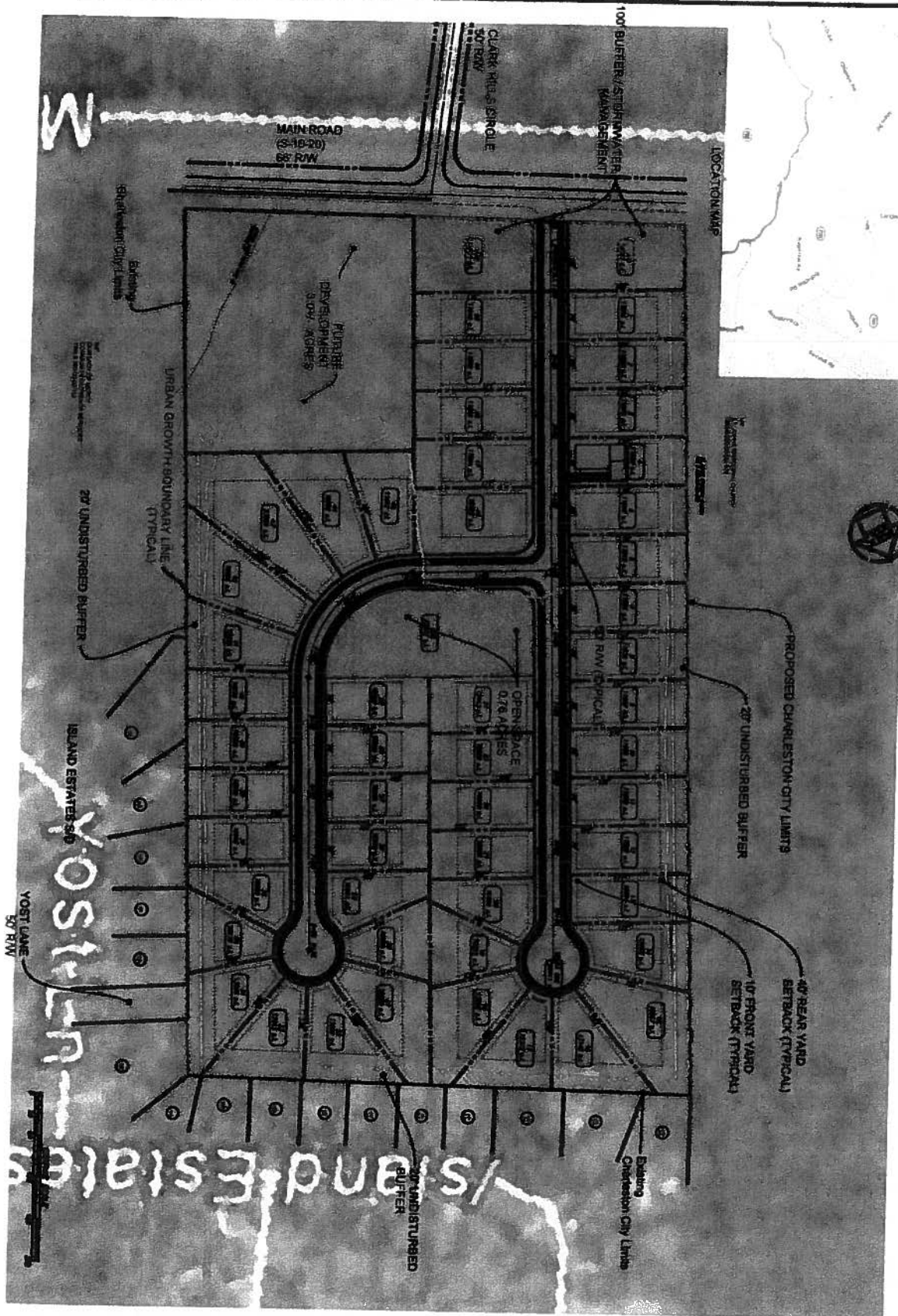


TMS 280-00-00-077, 296 & 297









C-1  
PART 1 OF 2

ANNEXATION / REZONING PLAN  
FOR  
TRACTS 280-00-00 077 296 297  
CHARLESTON COUNTY, SOUTH CAROLINA

Project No.	280-00-00 077 296 297
Drawn By	C.M.P.
Check By	C.M.P.
Owner By	C.M.P.
Date	27 AUGUST 2004
Scale	1" = 10'

Patterson Engineering Company  
Professional Engineering Firm  
1904 Ashcroft Road, Suite 100, Charleston, SC 29405 Tel 770 410 1214



## Settlement Patterns

### Existing Conditions

At the time of this workshop, the study area on Johns Island consisted of properties that are either within the City limits of the City of Charleston or under the jurisdiction of Charleston County. The planning, zoning and development regimes in place on Johns Island consist of conventional Euclidian, single-use zoning classifications and development ordinances consistent with 20th century practices. With regard to properties within the City, there are more than nineteen zoning classifications in use including SR-1, SR-2, SR-4, SR-6, SR-7, DR-1, DR-3, DR-6, DR-9, RR-1, CT, BP, LB, GB, C, GO, STR, LI, ND and PUD, along with several overlay zones.

During the workshop, it became clear that the current zoning of Johns Island is not sensitive to the context of Johns Island despite the fact that the current zoning/development standards adhere to previously recommended/adopted land use strategies for Johns Island. Just as other areas of the City of Charleston, Johns Island retains a sense of place that is unique to Johns Island. The directed settlement patterns by virtue of zoning and development standard ordinances should be sensitive to the context and simplified in order to promote preferred form rather than serve as a list of prohibitions. The "list of prohibitions" approach results in the end users trying to optimize their position without regard to the broader context.

A considerable proportion of the land within the Urban Growth Boundary has been developed or is occupied with wetlands, and as such, cannot be developed. The properties have been developed and are consistent with the zoning ordinances in place. A map delineates these properties from undeveloped properties and from properties that in their present state represent potential development opportunities (Illustration 3). The "potential development opportunity properties" are generally those that have one or only a few structures in place on a relatively large parcel. In many cases, these properties lie along Maybank Highway and are characterized by their relatively narrow and deep shape. It is recognized that the shape of these properties can be an obstacle to designing larger and more coherent neighborhoods or neighborhood centers.

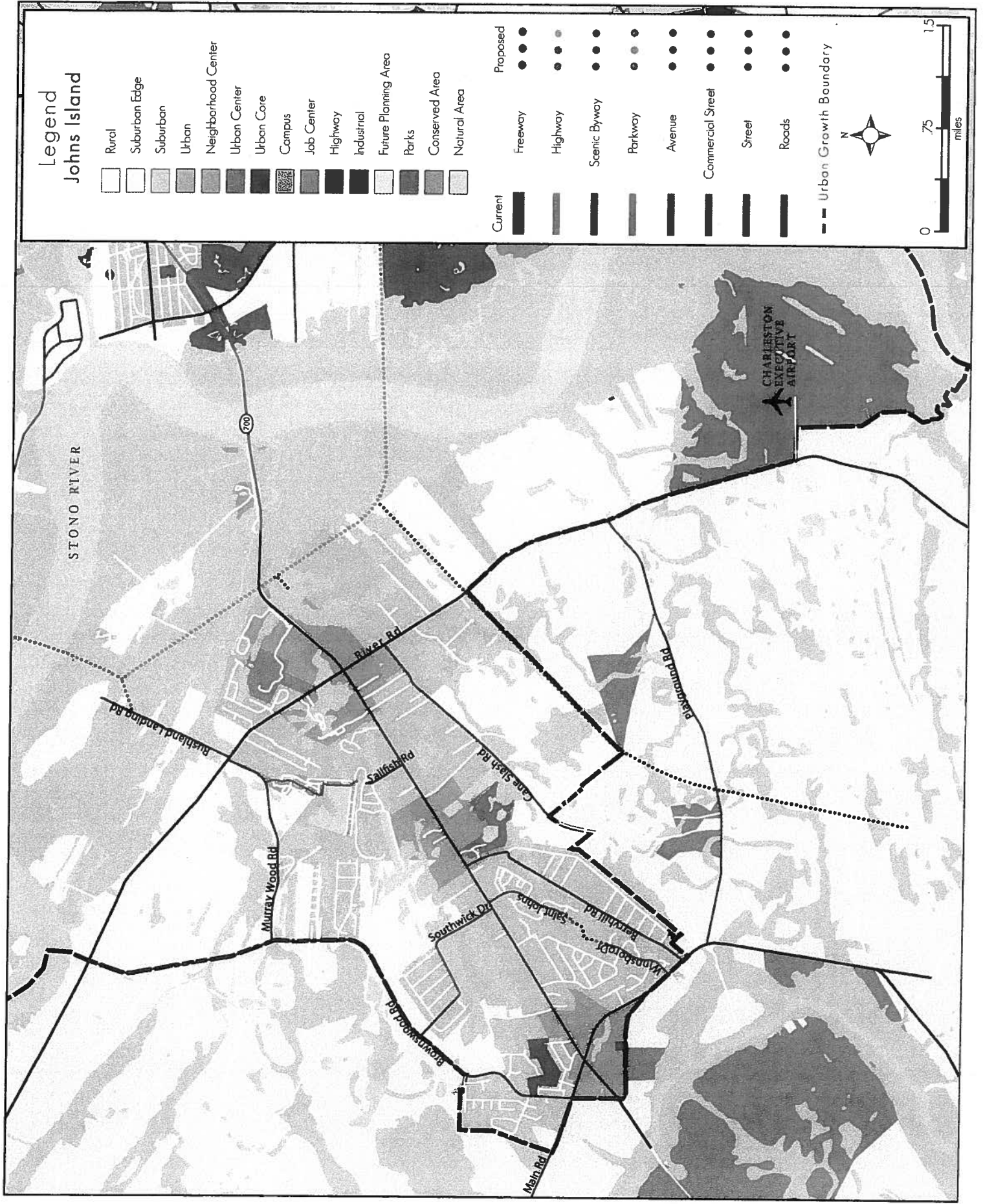


## JOHNS ISLAND COMMUNITY PLANNING WORKSHOP

The City of Charleston, Department of Planning, Preservation & Economic Innovation

Conducted March 5th through 10th, 2007 Charleston, South Carolina

## Settlement Patterns



# Legend Johns Island

- Rural
- Suburban Edge
- Suburban
- Urban
- Neighborhood Center
- Urban Center
- Urban Core
- Campus
- Job Center
- Highway
- Industrial
- Future Planning Area
- Parks
- Conserved Area
- Natural Area

- | Current                   | Proposed |
|---------------------------|----------|
| Freeway                   | •••      |
| Highway                   | •••      |
| Scenic Byway              | •••      |
| Parkway                   | •••      |
| Avenue                    | •••      |
| Commercial Street         | •••      |
| Street                    | •••      |
| Roads                     | •••      |
| --- Urban Growth Boundary |          |







13

Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT MAIN ROAD (JOHNS ISLAND) (20.62 ACRES) (TMS #280-00-00-077, 280-00-00-296 AND 280-00-00-297) (COUNCIL DISTRICT 5), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

Main Road (Johns Island) (20.62 acres) (TMS #280-00-00-077, 280-00-00-296 and 280-00-00-297)

Section 2. That the said parcel of land described above shall be zoned Single-Family Residential (SR-1) classification.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_  
in the Year of Our Lord,  
2014, in the 239<sup>th</sup> Year of Independence of the  
United States of America.

By:

\_\_\_\_\_  
Joseph P. Riley, Jr.  
Mayor, City of Charleston

Attest:

\_\_\_\_\_  
Vanessa Turner-Maybank  
Clerk of Council

## Zoning

Main Road (Johns Island)

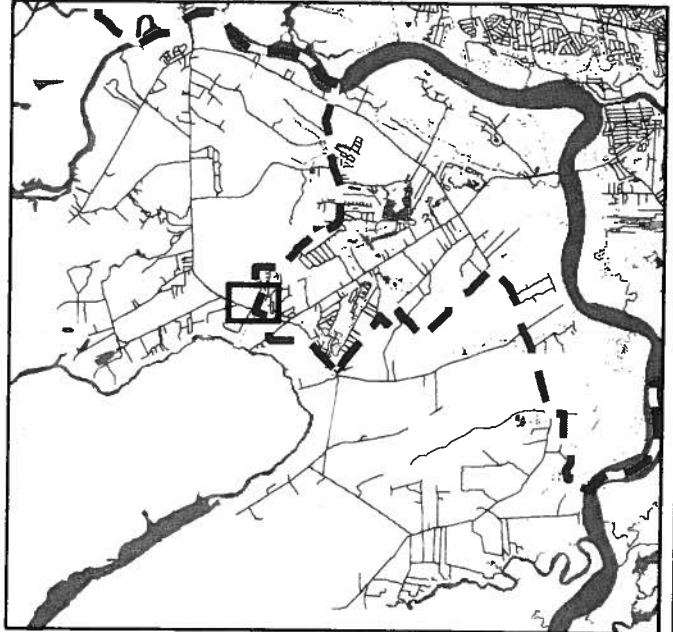
20.62 acres

TMS# 2800000077, 2800000296 & 2800000297

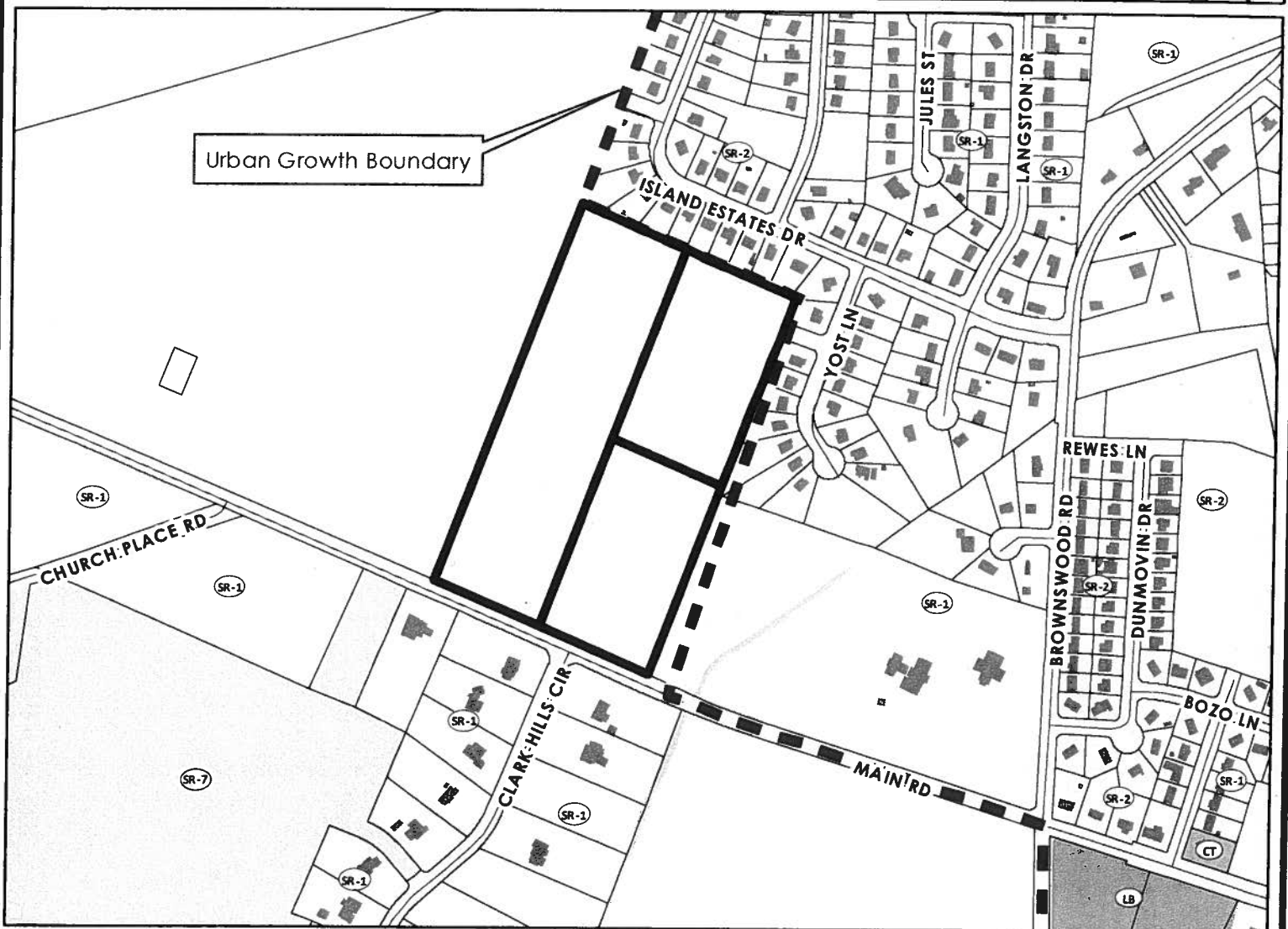
Request zoning to Single Family Residential (SR-1)

Owner: Allan A. Rashford

Area



Location





44  
Ratification  
Number \_\_\_\_\_

## AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY ADDING TO SEC. 54-223 (a) THEREOF (AMUSEMENT AND RECREATION SERVICES, AR OVERLAY ZONE) A PROVISION PROHIBITING SIGHTSEEING SERVICES BY AIR AND BY AMENDING SEC. 54-202 (d) AND THE ZONING MAP SO AS TO EXTEND THE AR OVERLAY ZONE OVER THE ENTIRE PENINSULA OF THE CITY.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding to Sec. 54-223(a) thereof a prohibition on the use of land, buildings and structures in the Amusement and Recreation Services, AR Overlay Zone for the purpose of providing sightseeing services by air, so that hereafter, Section 54-223 (a) shall read as follows:

- a. In the Amusement and Recreation Services, AR Overlay Zone, land may be used and buildings or structures may be erected, altered or used for any purpose allowed by the underlying zoning district, except that the use of buildings, structures or land for the short term rental of amusement and recreational vehicles or for providing sightseeing services by air are prohibited.

Section 2. Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting subpart (d) of Sec. 54-202 and substituting in its place and stead a new subpart (d) to read as follows:

d. **Amusement and Recreation Services, AR Overlay Zone.** The AR Overlay Zone applies to all areas of peninsula section of the city as bounded by the Ashley River, the Cooper River and Charleston Harbor.

Section 3. Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by changing the Zoning Map, which is a part thereof, so that the boundaries of the AR Overlay Zone conform to the provisions of Section 2 of this ordinance.

Section 4. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of  
\_\_\_\_\_ in the Year of Our Lord, 20\_\_\_\_,  
and in the \_\_\_\_<sup>th</sup> Year of the Independence of  
the United States of America

\_\_\_\_\_  
Joseph P. Riley, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Clerk of Council